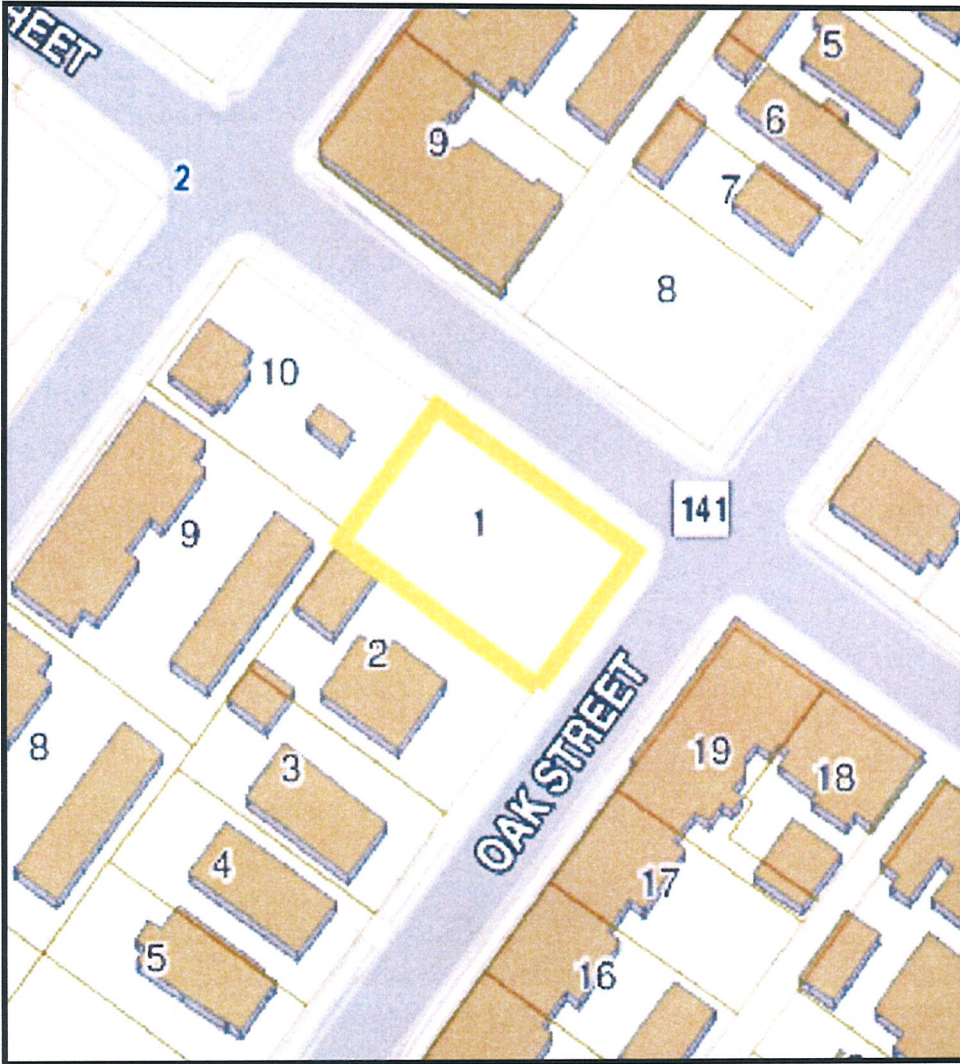


A PUBLIC AUCTION



177 OAK STREET

A/K/A 452 APPLETON STREET

- RESIDENTIAL LOT
- PROPERTY ID: 061-08-001
- LAND AREA: **±9,400 S/F**
- ZONED: DR (DOWNTOWN RESIDENTIAL)
- ASSESSED VALUE: **\$36,000.00**
- ±80 FT. OF FRONTAGE ON OAK STREET
- ±120 FT. OF FRONTAGE ON APPLETON STREET
- PUBLIC WATER & SEWER AVAILABLE

TERMS OF SALE: \$5,000.⁰⁰ DEPOSIT CERTIFIED CHECK, BANK CHECK OR MONEY ORDER. **MADE PAYABLE TO THE CITY OF HOLYOKE.** 5% BUYERS PREMIUM APPLIES. ADDITIONAL TERMS TO BE ANNOUNCED AT TIME OF SALE.

Aaron Posnik

AUCTIONEERS · APPRAISERS

Corporate Office
83 State Street
Springfield, MA 01103

413-733-5238 Fax 731-5946

MA Auc. Lic. #161

Aaron Posnik & Co., Inc.
Established 1932

Branch Office
P.O. Box 247

Malvern (Philadelphia), PA 19355
610-853-6655 Fax 853-6633

PA Auc. Lic. #AY000241L

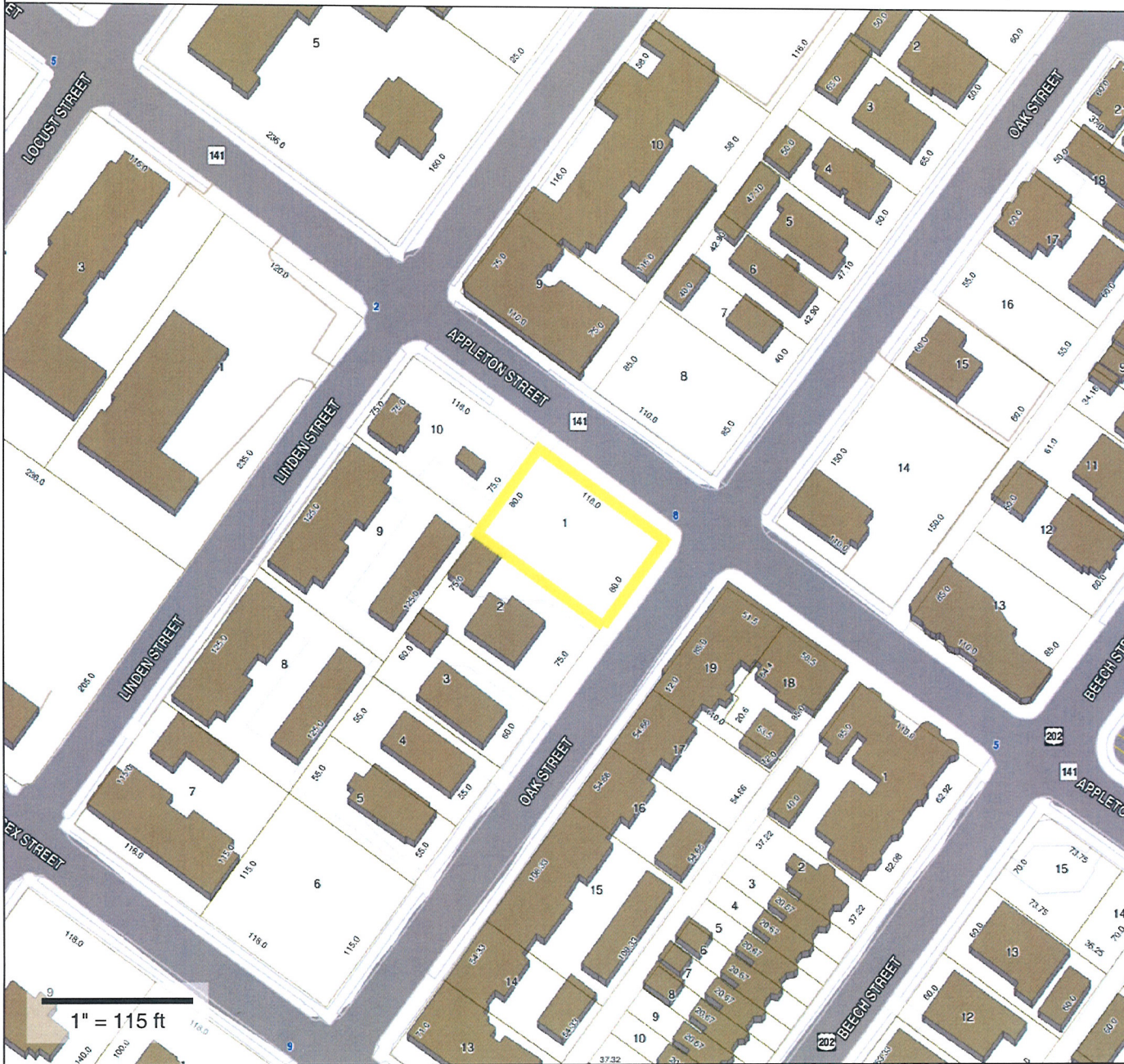
• www.posnik.com • Toll Free 1-877-POSNIK-1 (767-6451) • E-mail: info@posnik.com •

ASSESSORS MAP

City of Holyoke

January 7, 2013

061-08-001



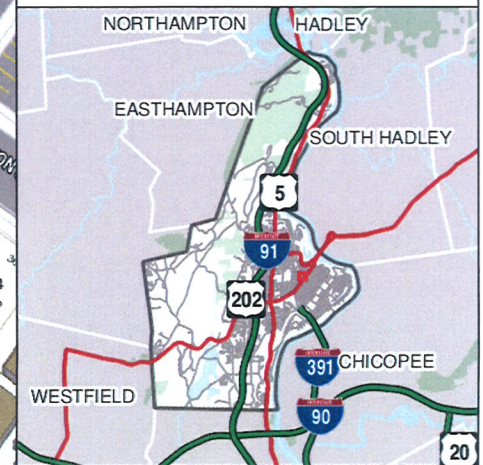
Property Information
Property ID 061-08-001
Location 177 OAK ST
Owner HOLYOKE, CITY OF



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

The City makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 6/1/2010



City of Holyoke



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map: 61
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:

PROPERTY LOCATION

No	Alt No	Direction/Street/City
177		OAK ST, HOLYOKE

OWNERSHIP

Owner 1:	HOLYOKE, CITY OF				
Owner 2:					
Owner 3:					
Street 1:	20 KOREAN VETERANS PLAZA RM204				
Street 2:					
Twn/City:	HOLYOKE				
St/Prov:	MA	Cntry:		Own Occ:	N
Postal:	01040	Type:			

PREVIOUS OWNER

Owner 1:	PLEASANT STREET REALTY TRUST -		
Owner 2:	CARDAROPOLI - CLAUDIO		
Street 1:	P O BOX 80027		
Twn/City:	SPRINGFIELD		
St/Prov:	MA	Cntry:	
Postal:	01138-0027		

NARRATIVE DESCRIPTION

This Parcel contains .217 ACRES of land mainly classified as MUNICPL

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	DR	DR		U	1	PUBLIC
o				t		
n				l		
Census:		8117		Exmpt		
Flood Haz:		NONE				
D				Topo	1	LEVEL
s				Street		
t				Traffic		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
903	MUNICPL		9440		SQUARE	FESITE		0	1.14	3.349	EF									36,045						36,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903			0.217	36,000	36,000		0
							GIS Ref
							GIS Ref
							Insp Date
Total Card			0.217	36,000	36,000	Entered Lot Size	
Total Parcel			0.217	36,000	36,000	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A		Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2013	903	FV		0	.217	36,000	36,000	36,000		9/25/2012
2012	903	FV		0	.217	36,000	36,000	36,000		2/10/2012
2011	130	FV		0	.217	36,000	36,000	36,000	Year End Roll	1/18/2011
2010	130	FV		0	.217	36,000	36,000	36,000	Year End	2/23/2010
2010	130	PC		0	.217	40,300	40,300	40,300	PRIOR TO 2010 CALC CF	3/2/2009
2009	130	FV		0	.217	40,300	40,300	40,300	2009 COMMITMENT	1/13/2009
2008	130	FV		0	.217	40,300	40,300	40,300		1/30/2008
2007	130	FV		0	.217	40,300	40,300	40,300	year end	5/3/2007

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PLEASANT STREET	18573-519	FJ	12/3/2010	INVOLVED GOV		1	No	No		
CARDAROPOLI	6868-547		6/15/1988			No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
12/3/1999	DM1999-39	MANUAL		0			DEMO BLDG	

ACTIVITY INFORMATION

Date	Result	By	Name
9/14/2000	PERMIT VISIT	242	ANTHONY DULU
4/10/1995	FIELDREV CHG	370	JOHN WHELIIHA

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.21671	Total SF/SM:	9439.89	Parcel LUC:	903	MUNICPL	Prime NB Desc:	EARLY FR
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Total:	36,045	Spl Credit:		Total:	36,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro

brunelle

2012

